

OFFERING MEMORANDUM

Professional Office Building

1260 BUSTLETON PIKE

Feasterville Trevose, PA 19053

PRESENTED BY:

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PA #RS 293807



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

The Property



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
LEASE RATE:	\$26.50 SF/yr (MG)
BUILDING SIZE:	1,777 SF±
LOT SIZE:	0.5 AC±
ZONING:	C-2
MARKET:	Philadelphia
SUBMARKET:	Lower Bucks County
CROSS STREET:	Bridgetown Pike

PROPERTY OVERVIEW

SVN is pleased to present this charming professional office building featuring historic character, elegant stone front architecture, and exceptional visibility along Bustleton Pike in Feasterville, PA. Ideally located near the highly trafficked intersection of Bustleton Pike and Street Road, the property benefits from strong demographics, dense surrounding residential and commercial communities, and excellent accessibility throughout Lower Bucks County. The available 1,777 SF± office space spans over three floors and includes private offices, conference room, reception area and waiting room with quality interior finishes throughout. The property also offers ample parking, excellent signage and access. The space is exceptionally well-maintained and has a functional and versatile floor plan which accommodates many potential uses.

LOCATION OVERVIEW

Premier location along a heavily traveled corridor of Bustleton Pike, Bridgetown Pike and Street Road in Lower Southampton Township, PA. The property benefits from convenient access to major thoroughfares including Street Road, I-276 (PA Turnpike), and Route 1, providing direct connectivity to surrounding markets. The property is within a 30 minute drive-time of Philadelphia, 40 minute drive-time of Princeton, New Jersey and 90 minute drive-time of New York City.

PROPERTY DETAILS

SALE PRICE	\$625,000
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LEASE RATE	\$26.50 SF/YR (MG)
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LOCATION INFORMATION

STREET ADDRESS	1260 Bustleton Pike
CITY, STATE, ZIP	Feasterville Trevose, PA 19053
COUNTY	Bucks
MARKET	Philadelphia
SUB-MARKET	Lower Bucks County
CROSS-STREETS	Bridgetown Pike
TOWNSHIP	Lower Southampton
MARKET TYPE	Medium
NEAREST HIGHWAY	Street Rd - 0.3 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 30.1 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	C-2, Heavy Commercial District
LOT SIZE	0.5 AC±
APN #	21-007-156
RE TAXES (2025)	\$7,083
LOT FRONTAGE	265 ft
LOT DEPTH	149 ft
TRAFFIC COUNT	12,242 VPD
TRAFFIC COUNT STREET	Bustleton Pike

BUILDING INFORMATION

BUILDING SIZE	1,777 SF±
NUMBER OF FLOORS	3
YEAR BUILT	1850

PARKING & TRANSPORTATION

PARKING RATIO	9/1000
NUMBER OF PARKING SPACES	17

PROPERTY HIGHLIGHTS

- Freestanding office building
- Prime location
- Heavy vehicular traffic
- 1,777 SF± available
- Available for immediate occupancy
- Located near signalized intersection
- Ample parking
- Ideally located for business and consumer access
- Proximate to populated residential neighborhoods
- Quality demographic profile
- Diverse platform of national, regional and local retailers nearby
- Convenient access to major connecting routes
- C-2 (Heavy Commercial District) - abundant permitted uses



ADDITIONAL PHOTOS



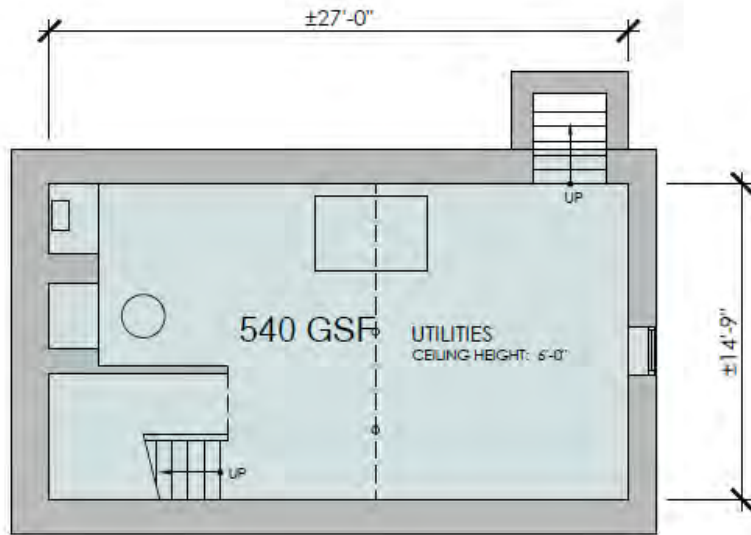




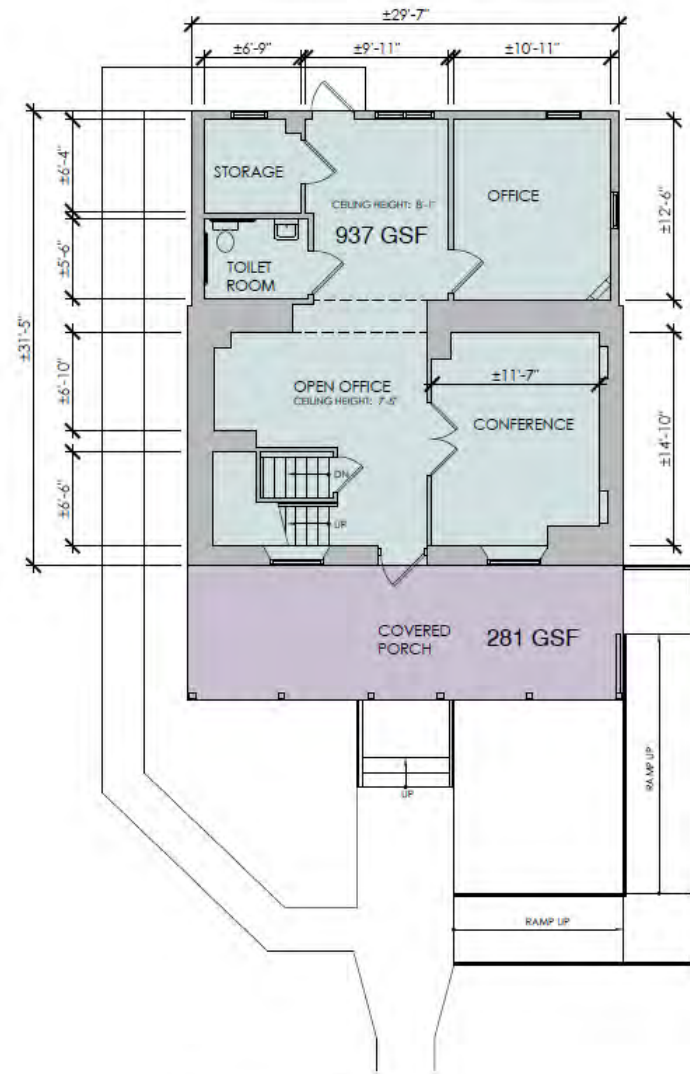
SECTION 2
The Floor Plans



BASEMENT AND FIRST FLOOR PLANS

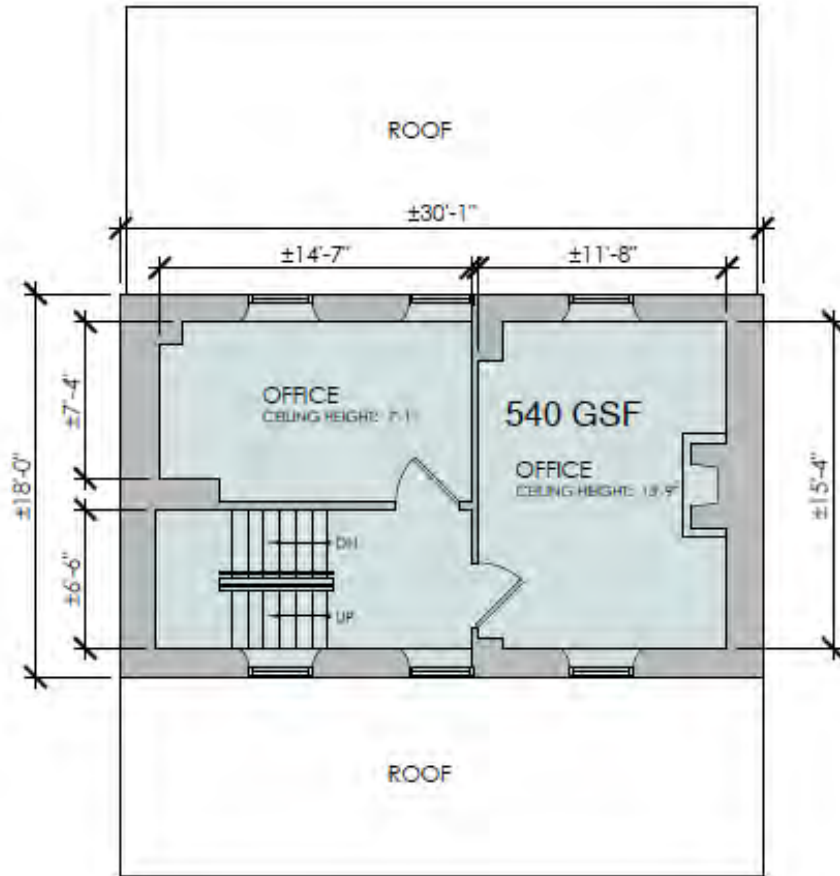


B BASEMENT PLAN
SCALE: 1/8" = 1'-0"

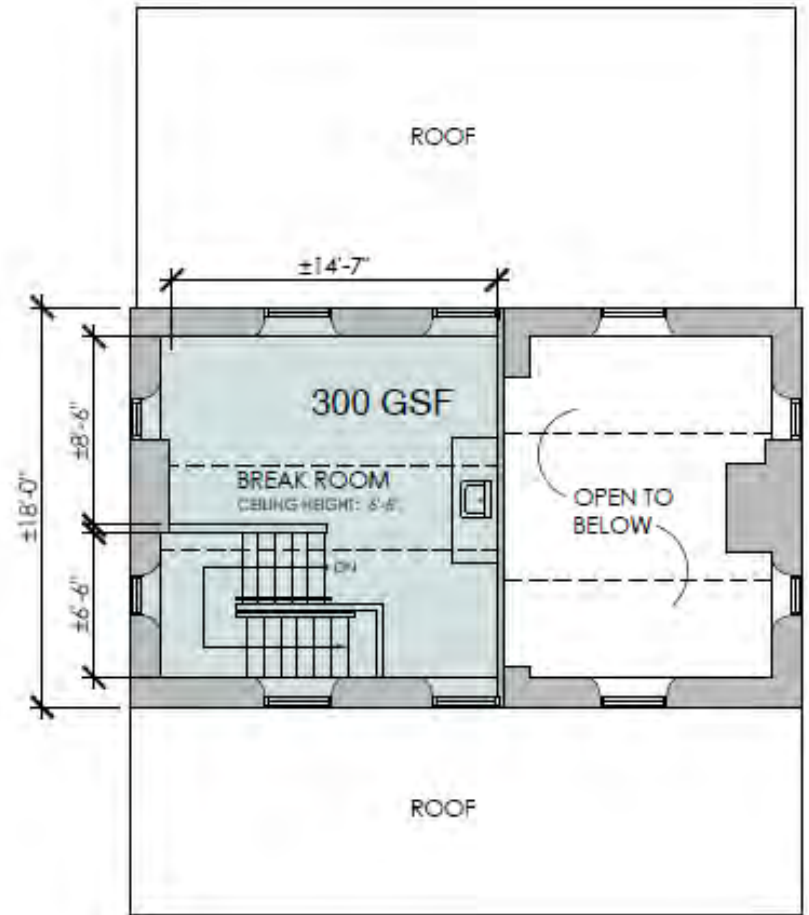


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND AND THIRD FLOOR PLANS



2 | SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 | THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECTION 3

The Location



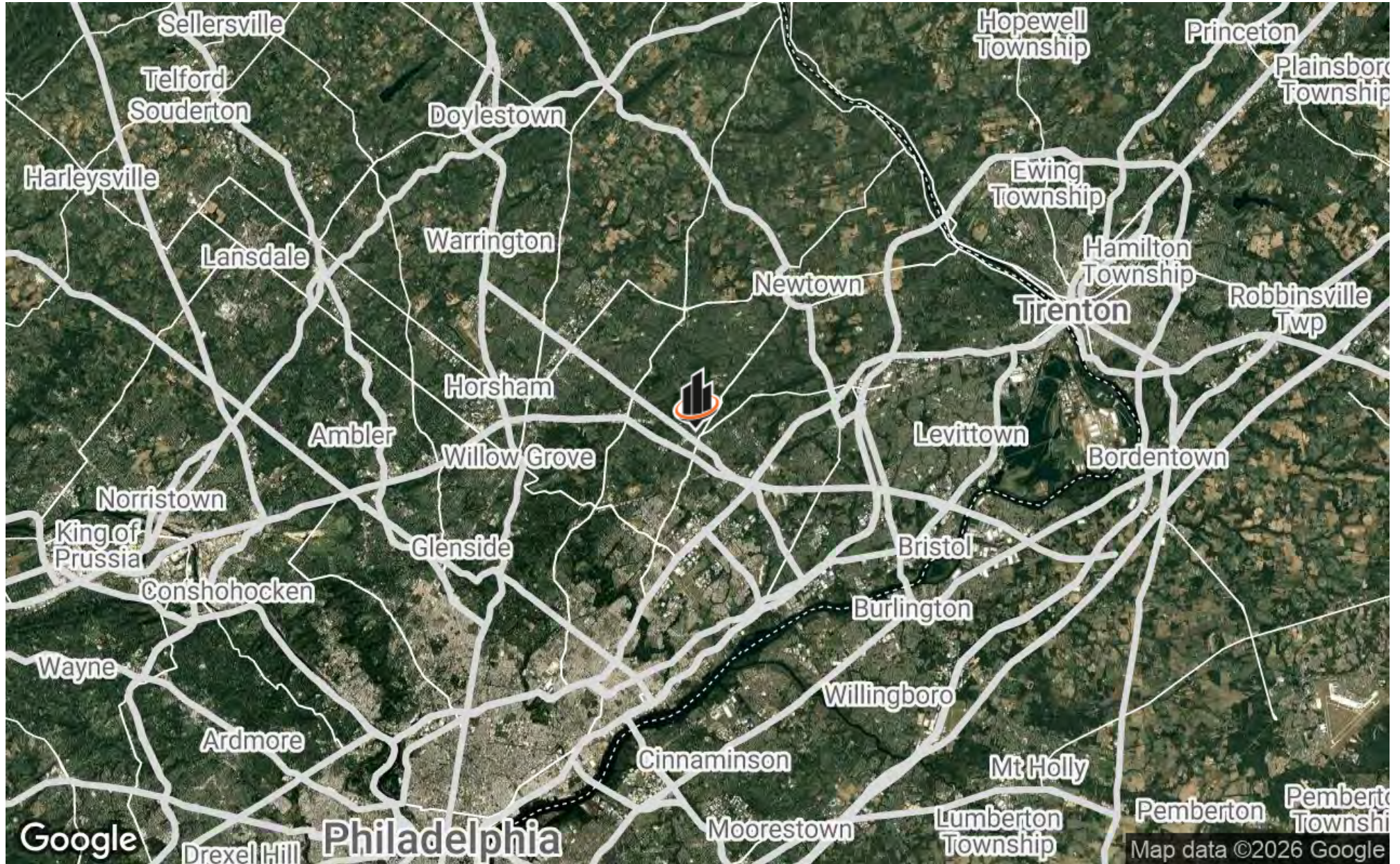
AERIAL MAP



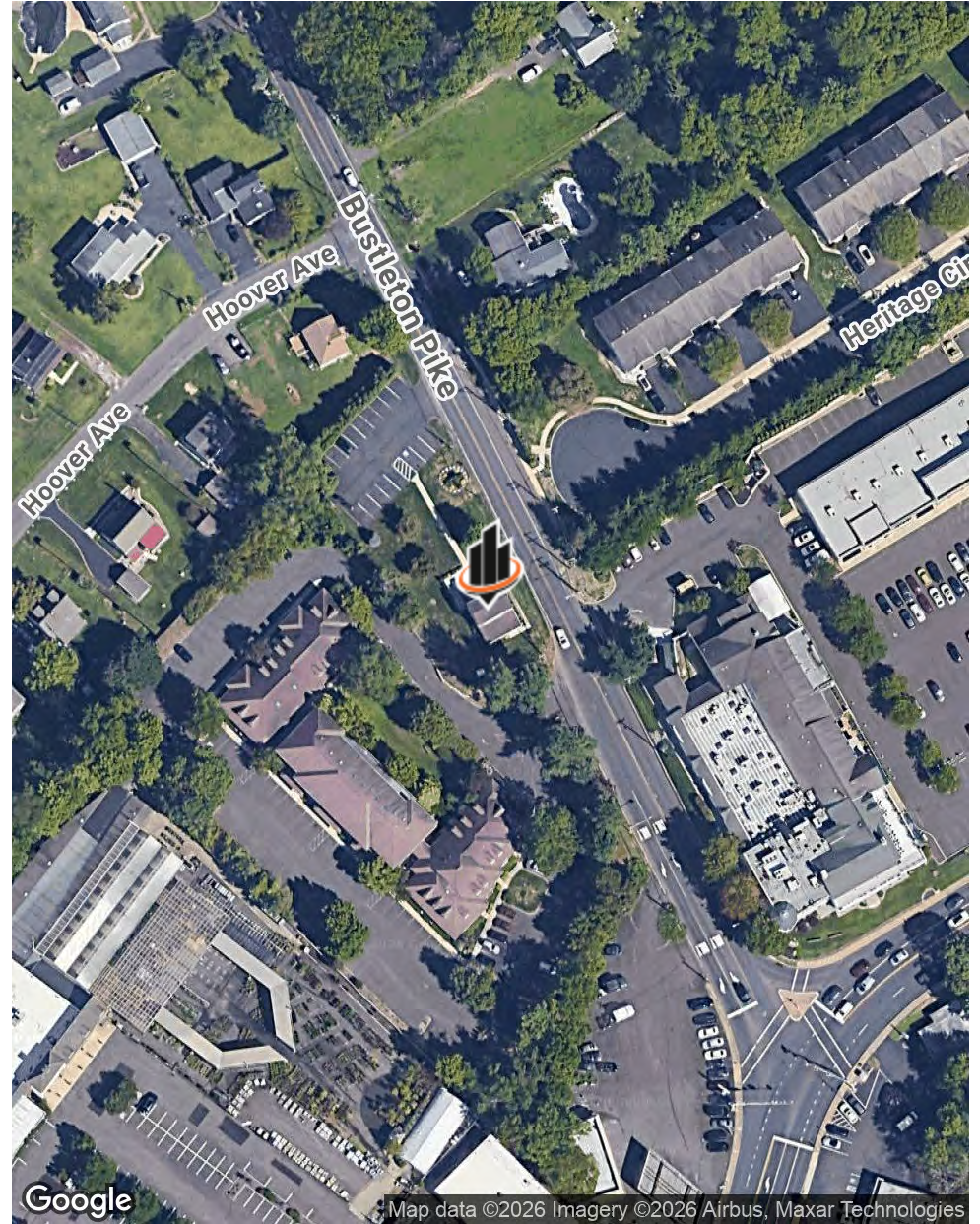
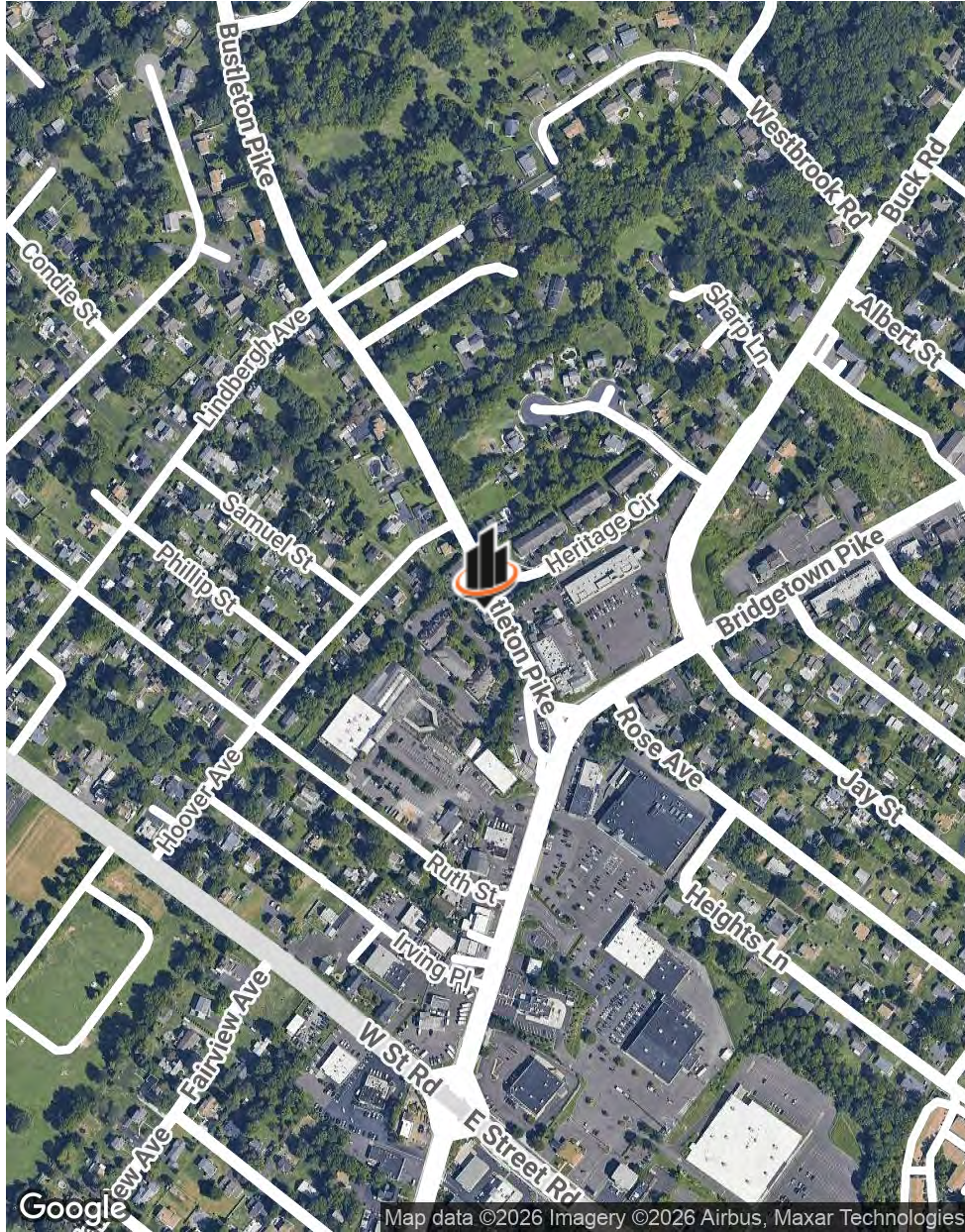
RETAILER MAP



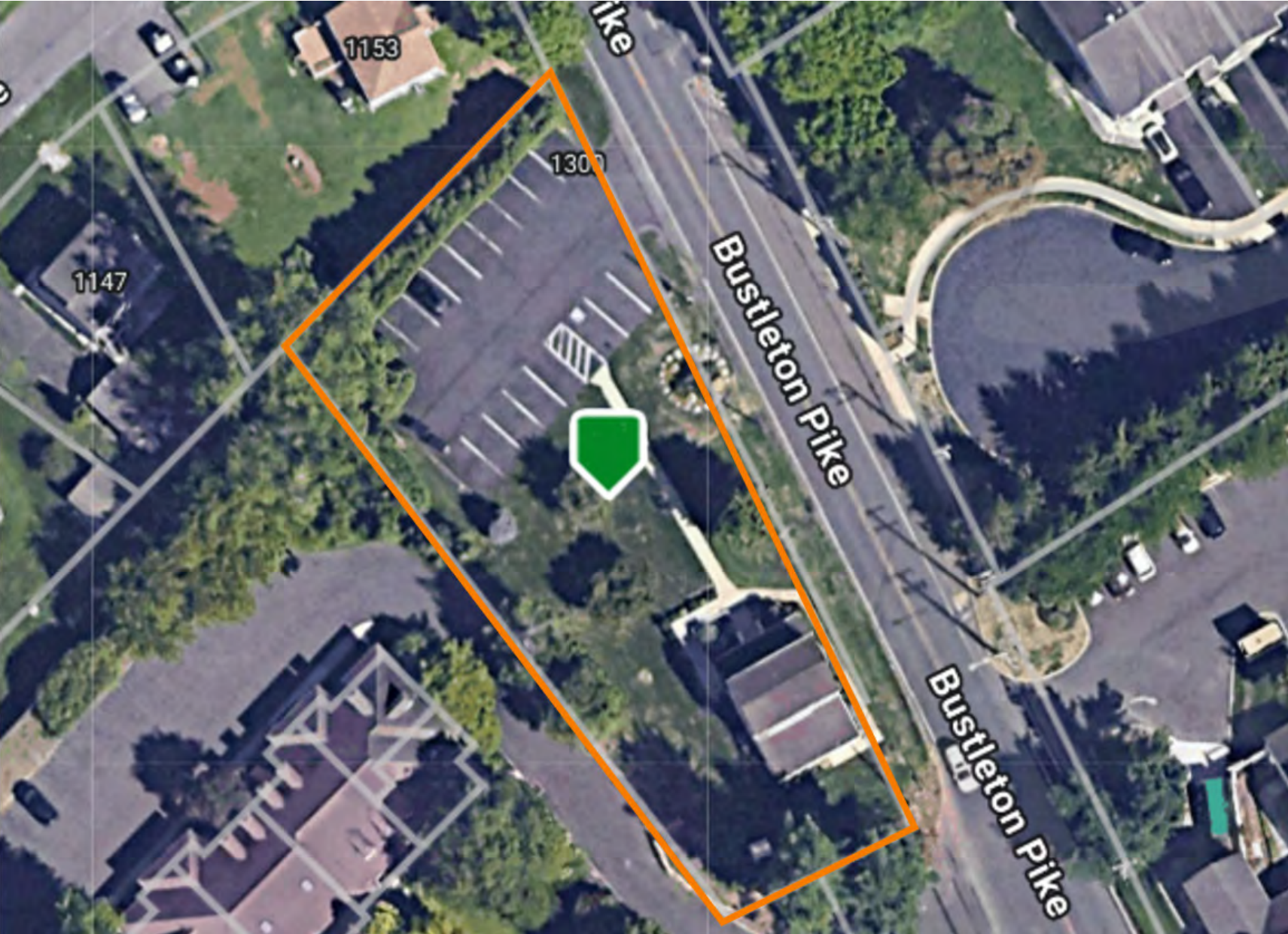
REGIONAL MAP

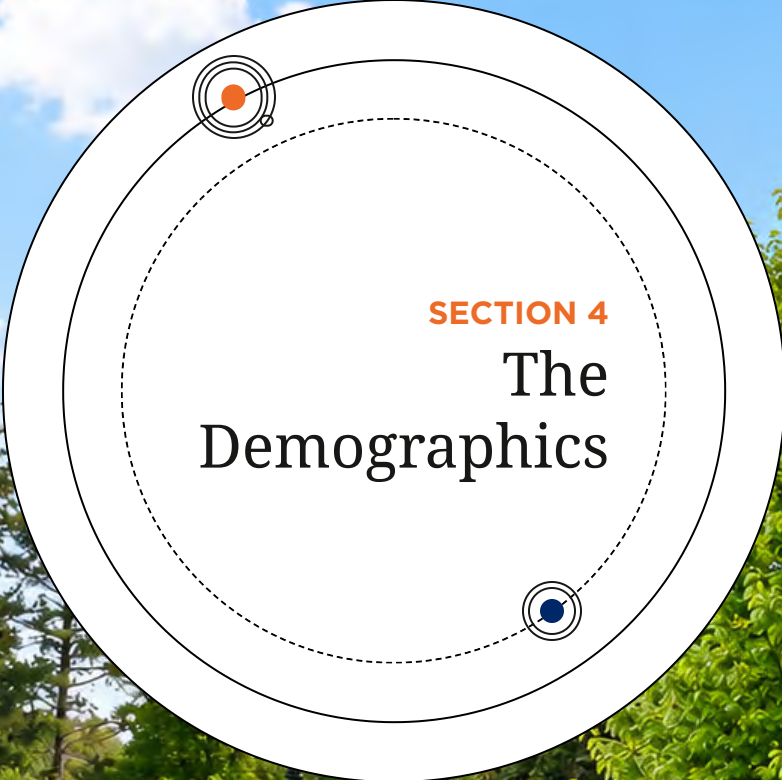


LOCATION MAP



PARCEL MAP





SECTION 4
The
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION

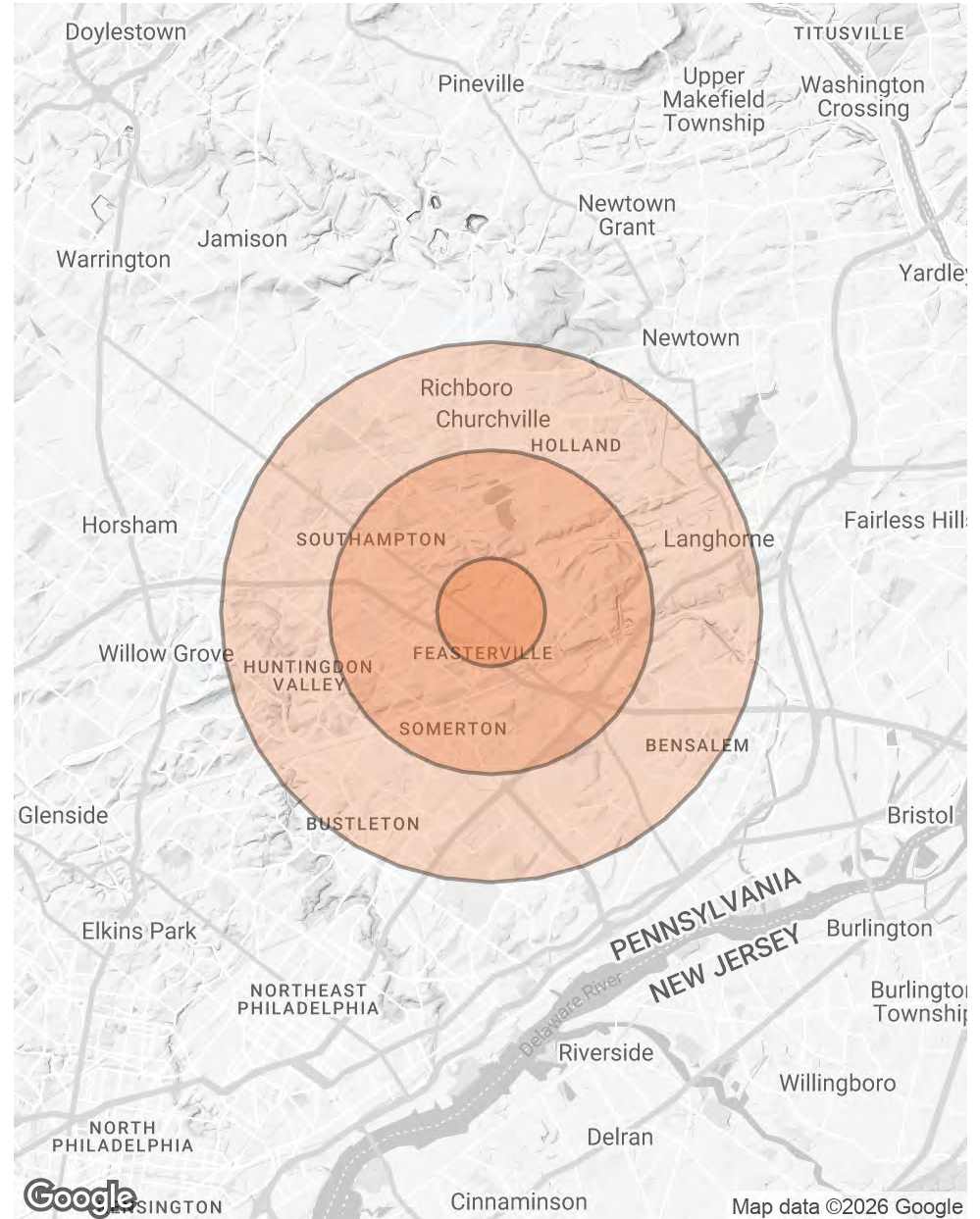
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,385	73,786	232,487
AVERAGE AGE	45.7	46.4	44.8
AVERAGE AGE (MALE)	45.6	44.8	43.3
AVERAGE AGE (FEMALE)	45.4	47.6	46.1

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,132	28,031	89,429
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$119,357	\$127,813	\$124,478
AVERAGE HOUSE VALUE	\$411,280	\$405,905	\$414,966

2023 American Community Survey (ACS)





SECTION 5
The Zoning



Part 9
C-2 Heavy Commercial District

§ 27-901. Permitted uses. [Ord. 558, 9/4/2012; as amended by Ord. 563, 8/14/2013]

A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

1. The following uses are permitted by right: **[Amended by Ord. No. 600, 9/14/2022]**

Use 2	Lawn and garden center
Use 8	Religious use
Use 9	Public or private school
Use 10	Library or museum
Use 12	Private club or lodge
Use 13	Community center
Use 14	Day-care center
Use 15	Adult day care
Use 20	Medical or dental office/clinic
Use 21	Business or professional office
Use 23	Retail shop
Use 24	Service business
Use 25	Bank, savings and loan association
Use 26	Restaurant
Use 27	Tavern
Use 28	Repair shop
Use 29	Mortuary or funeral home
Use 30	Hotel
Use 31	Indoor commercial entertainment
Use 32	Outdoor commercial recreation
Use 34	Veterinary office
Use 43	Banquet/catering facility
Use 47	Equipment rental or motor vehicle leasing
Use 48	Emergency services
Use 51	Public or private parking garage

- Use 53A Small wireless facilities within the right-of-way, as regulated by the Small Wireless Facilities Deployment Act, but not in an underground district
 - Use 54 Utility operating facility
 - Use 75 Nonresidential wind energy system
 - Use 77 Solar energy system
 - Use 79 Accessory drive-through facility
2. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 23 of this chapter: **[Amended by Ord. 575, 9/28/2016; by Ord. 577, 3/22/2017; and by Ord. No. 600, 9/14/2022]**
- Use 3A Sober living facility
 - Use 19 Outpatient surgical center
 - Use 22A Alternative therapy provider
 - Use 22B Massage therapy center
 - Use 35 Motor vehicle fueling station
 - Use 36 Car wash
 - Use 38 Motor vehicle repair garage
 - Use 39 Trade or professional school
 - Use 44 Limited personal service
 - Use 46 Smoke shop/smoking parlor
 - Use 53B Small wireless facilities within the right-of-way and within an underground district as regulated by the Small Wireless Facilities Deployment Act
3. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the provisions of Part 22 of this chapter:
- Use 37 Motor vehicle sales
 - Use 41 Large retail center
 - Use 66 Indoor self storage
 - Use 72 Nonresidential accessory building or structure
 - Use 73 Motor vehicle fuel pumps
 - Use 75 Nonresidential wind energy system
 - Use 77 Solar energy system

§ 27-902. Area and dimensional requirements. [Ord. 558, 9/4/2012]

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 14, Use Regulations, for the specific use; in which case the requirements of Part 14 shall apply.

- A. Minimum lot area. Each lot shall contain an area of not less than one acre with a width of not less than 150 feet at the front property line, except for the use "large retail center," which shall require lots in accordance with the requirements of Part 14.
- B. Building area. No more than 25% of the area of each lot shall be occupied by buildings.
- C. Front yards. There shall be a front yard along each street on which a lot abuts which shall be not less than 35 feet in depth.
- D. Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 20 feet in width.
- E. Impervious surface ratio. No more than 60% of the total lot area shall be covered with impervious surface.
- F. Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot which shall be not less than 35 feet in depth.
- G. Buffer yards. Along any residential zoning district boundary line or along any lot line separating a residential use from a nonresidential use, a buffer yard shall be provided which shall be not less than 25 feet in width measured from such boundary line or from the street line where such street constitutes the district boundary line and shall be in accordance with the provisions of this chapter. Such buffer yards may be conterminous with any required yard in this district, and in case of conflict, the largest yard requirement shall apply.
- H. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter.



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